

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**November 7, 2011**

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chamber on the above date at 5:30 p.m.

**1. ATTENDANCE**

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes  
Councillor Tom Lafferty  
Councillor Jack Miller

Mr. Michael Graham  
Mr. Ross Rae  
Mr. David Joyce

**ABSENT**

Mr. Mike Letwin

**STAFF PRESENT**

Mr. Rick Kester, Chief Administrative Officer  
Mr. Rod Bovay, Acting Director of Engineering and Development Services/  
City Planner  
Mr. Art MacKay, Manager of Policy Planning  
Mr. Spencer Hutchison, Manager of Approvals  
Ms. Julie Oram, Director of Corporate Services/City Clerk/Secretary

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

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There were no Disclosures of Pecuniary Interest.

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting held on October 3, 2011 and the Planning Advisory Committee Meeting held on October 3, 2011 had been circulated.

Moved by Mr. Joyce  
Seconded by Councillor Denyes

THAT the Minutes of the City Council Planning Committee Meeting held on October 3, 2011 and the

Planning Advisory Committee Meeting held on  
October 3, 2011 be approved and adopted.

- CARRIED -

**4. DEPUTATIONS**

- 4.1 Mr. Ian Brady addressed the Committee regarding the former Bakelite site at 621 Dundas Street East. Reports Item 7.3 refers.

Moved by Councillor Culhane  
Seconded by Mr. Rae

THAT the deputation of Mr. Ian Brady regarding the former Bakelite site at 621 Dundas Street East be received and referred to Reports Item 7.3.

- CARRIED -

- 4.2 Ms. Julie Mah of Sierra Planning and Management provided the Committee with an update of the review of the Brownfields CIP Program.

Moved by Councillor Miller  
Seconded by Mr. Joyce

THAT the deputation of Ms. Julie Mah of Sierra Planning and Management providing the Committee with an update of the review of the Brownfields CIP Program be received.

- CARRIED -

**5. COMMUNICATIONS**

There were no Communications.

**6. REFERRALS FROM PUBLIC MEETING**

There were no Referrals From Public Meeting.

7. **REPORTS**

7.1 **Portable Garages**

The Planning Advisory Committee considered the Special Projects Planner's Report No. GP-2011-09.

Moved by Councillor Culhane  
Seconded by Mr. Graham

THAT the Special Projects Planner's Report  
No. GP-2011-09 (Portable Garages) be received.

- CARRIED -

7.2 **Request for Exemption from Condominium Review, Proposed Plan of Condominium; Part of Lot 27 and Lot 28, East Side of John Street, Plan 1, being all of PIN 40503-0052 (LT), Municipally known as 281 John Street  
Owner: TCW Properties Ltd.  
File: 12CD-11501 (B-77-903)**

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The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2011-49.

Moved by Councillor Christopher  
Seconded by Councillor Denyes

THAT the Planning Advisory Committee dispense  
with the reading of Reports Item 7.2.

- CARRIED -

Moved by Councillor Miller  
Seconded by Councillor Culhane

That the Belleville Planning Advisory Committee  
recommends the following to City Council:

1. That, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of The Corporation of the City of Belleville approve the request for an exemption from condominium review for lands owned by TCW Properties Ltd. described as Part of Lot 27 and Lot 28, east side

of John Street, Plan 1, being all of PIN 40503-0052 (LT), municipally known as 281 John Street in the City of Belleville; and,

2. THAT the Plan of Condominium (File No. 12CD-11501) for the lands identified in Recommendation No. 1 be granted final approval; and,
3. THAT the Owner agrees that the required condominium description and other plans to be registered shall be satisfactory to the City of Belleville and the City Solicitor in terms of form and content. Without limiting the foregoing, the Owner agrees that:
  - i. a new sound-proof fence is to be constructed along the full length of the northern property line of the subject lands and such fence will be maintained by the condominium corporation;
  - ii. outdoor amenity space of only one condominium unit would abut the northern property line of the subject property.
4. THAT the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor's condominium plans are satisfactory to Approvals staff.

- CARRIED -

**7.3 Proposed Partnership – 2255718 Ontario Inc. and the City of Belleville Joint Application to Green Municipal Fund for Remediation of Former Bakelite Site, 621 Dundas Street East, City of Belleville, County of Hastings**

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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. AM-2011-31 and Deputations Item 4.1 on today's Agenda.

Moved by Councillor Culhane  
Seconded by Mr. Joyce

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that consideration be given to the City partnering with 2255718 Ontario Inc. for the purpose of obtaining funding from the Green Municipal Fund for the remediation of 621 Dundas Street East, City of Belleville, County of Hastings.

After discussion, the resolution was adopted **as amended**:

Moved by Councillor Culhane  
Seconded by Mr. Joyce

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that consideration be given ***in principle*** to the City partnering with 2255718 Ontario Inc. for the purpose of obtaining funding from the Green Municipal Fund for the ***assessment of future remediation needs at*** 621 Dundas Street East, City of Belleville, County of Hastings.

- CARRIED -

7.4 **Registration of Intent to Utilize Programs – 197 Putman Industrial Road, City of Belleville, County of Hastings**  
**Applicant: Lafleche Environmental Inc.**  
**Owner: Rancor Wood Recycling Inc.**

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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. AM-2011-32.

Moved by Councillor Denyes  
Seconded by Councillor Christopher

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the Application for consideration under the City's Brownfields Community Improvement Plan by Lafleche Environmental Inc. for 197 Putman Industrial Road, City of Belleville, County of Hastings, be **APPROVED** as follows:

That Program 3 – “The City of Belleville Environmental Site Assessment Grant Program” be considered for the subject Application subject to:

1. The applicant completing a Phase 1 Environmental Site Assessment;
2. Submission of the cost to conduct a Phase 2 Environmental Site Assessment;
3. The submission of paid invoices to conduct the said Phase 2 Assessment, prior to the distribution of any funds for the Phase 2 Environmental Site Assessment;

Approval in principle of Program 4 – “The City of Belleville Brownfield Building Permit Grants Program” subject to the strict eligibility requirements of this Program being adhered to; and

Furthermore, the disbursement of any approved funds shall not occur until the asset purchase has been finalized and the financial requirements of the City with respect to Tax Arrears levied against the subject property have been satisfied.

- CARRIED -

**8. INFORMATION MATTERS**

There were no Information Matters.

**9. GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

**10. CLOSING REMARKS BY THE CHAIR**

The Chair concluded the Planning Advisory Committee Meeting by stating:

“The Planning Advisory Committee’s decisions will be forwarded to Belleville City Council for consideration, forming part of the agenda for the City Council Meeting to be held next week.

Should you wish to speak to City Council on any item, you must contact the City Clerk by the end of business tomorrow to be included as a delegation at that meeting.”

11. **ADJOURNMENT**

Moved by Councillor Christopher  
Seconded by Councillor Culhane

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

- CARRIED -